

STAFF REPORT
July 27, 2006

No. 06SR059 - SDCL 11-6-19 Review to construct a sign on public property **ITEM 71**

GENERAL INFORMATION:

PETITIONER	Rapid City Area School Distrit No. 51
REQUEST	No. 06SR059 - SDCL 11-6-19 Review to construct a sign on public property
EXISTING LEGAL DESCRIPTION	Block A, D, E and vacated Grand Boulevard adjacent to said Blocks, South Park Addition, located in the NE1/4, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 18.20 acres
LOCATION	2 Indiana Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/30/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to construct a sign on public property be approved for the sign only and denied for the electronic lighting of the sign and the reader board component of the sign.

GENERAL COMMENTS: The subject property is located at 2 Indiana Street, at the corner of Oak Avenue and Indiana Street, and is the home of South Middle School. The subject property is currently zoned Public District. The property located north of the subject property is Low Density Residential District. The properties located south, east and west of the subject property are zoned Medium Density Residential District. The applicant is requesting approval of a SDCL 11-6-19 Review for a sign to be constructed on public property.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or

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authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". As previously indicated, the subject property is publicly owned land requiring that the Planning Commission review and approve the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following considerations:

Sign: The sign is proposed to be eight feet tall to include a four foot by eight foot sign face. The lighted sign face is double sided with a lexan face. Approximately two feet of the bottom of the sign face is proposed to be a Datronics electronic message center. The lower four feet of the sign pole will be aluminum or brick monument and approximately three feet wide. The sign shall be an on-premise sign only. The size of the sign meets the requirements of the Sign Code.

Due to the location of the sign within a residential neighborhood, significant school traffic and the potential distractions that may be caused by the reader board, staff is consistent with previous recommendations for reader boards and does not support the reader board component of this sign for the subject property. In addition, a lighted sign appears to be commercial in nature and is not appropriate for a residential neighborhood.

Sign location: The proposed sign is stated to be located with a ten foot setback from the curb and driveway. The sign must be located outside the sight triangle. To accomplish that, the sign needs to be located fifteen feet from the curb and ten feet from the driveway.

Permits: Prior to any construction, a sign permit shall be obtained.

Staff recommends approval of the construction of a sign on the subject property, but does not support the electronic lighting of the sign or the reader board component of the sign.